

COMPREHENSIVE LONG-TERM ENVIRONMENTAL ACTION NAVY (CLEAN II)
Northern and Central California, Nevada, and Utah
Contract Number N62474-94-D-7609
Contract Task Order No. 0126

Prepared For

DEPARTMENT OF THE NAVY
Amelia Duque, Engineer-in-Charge
Engineering Field Activity West
Naval Facilities Engineering Command
San Bruno, California

FINDING OF SUITABILITY TO LEASE FOR REUSE ZONE 2C
PARCEL T119
NAVAL STATION TREASURE ISLAND

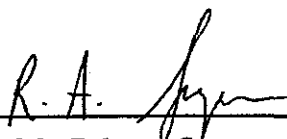
FINAL
August 22, 1997

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1.0 PURPOSE

- a. The purpose of this finding of suitability to lease (FOSL) is to document environmental findings that may impact the proposed lease of Reuse Zone 2C at Naval Station Treasure Island (NAVSTA TI) in San Francisco, California. The Reuse Zone 2C consists of Parcel T119. The subject property is described in Section 2.0 and is shown on the figure at the end of this FOSL. The subject property will be leased to the City of San Francisco for commercial or industrial use and will continue to be used as a pier. This FOSL is not intended to allow leasing for residential use, such as family housing. The U.S. Department of the Navy (Navy) owns the land and the building at the subject property.
- b. The FOSL is a result of a thorough analysis of the information contained in the following documents:
 - "Base Realignment and Closure (BRAC) Cleanup Plan Naval Station Treasure Island," Department of the Navy, Engineering Field Activity West, PRC Environmental Management, Inc. (PRC), March, 1997
 - "Final Basewide Environmental Baseline Survey Report for Naval Station Treasure Island," ERM-West, Inc., May, 1995 (basewide EBS)
 - "Final Environmental Baseline Survey Sampling Workplan for Naval Station Treasure Island," ERM-West, Inc., April, 1996
 - "Final Site-Specific Environmental Baseline Survey for Reuse Zone 2 at Naval Station Treasure Island," Department of the Navy, Engineering Field Activity West, PRC and Uribe & Associates (U&A), August, 1997
 - "Guidelines for Evaluation and Control of Lead Based Paint Hazards in Housing," Department of Housing and Urban Development, June, 1995
 - "Phase IIB Remedial Investigation Summary of Validated Data, Naval Station Treasure Island," Department of the Navy, Engineering Field Activity West, PRC, May, 1996

2.0 PROPERTY DESCRIPTION

Reuse Zone 2C, which is located on the eastern portion of NAVSTA TI, encompasses 2.5 acres and consists of Parcel T119. One small utility building occupies the parcel, which is used as a pier. Historical information regarding Reuse Zone 2C can be found in the SSEBS for Reuse Zone 2.

Reuse Zone 2C is bounded by Parcel T010 to the west, and San Francisco Bay to the north, east, and south. IR Site 15, located on Parcel T010, is adjacent to Reuse Zone 2C. However, this IR site is not expected to impact Reuse Zone 2C.

Parcel T119 consists entirely of Pier 1. Currently, one small, unnumbered utility building occupies the pier. The remainder of the parcel is open space used for pier operations including ship docking. The pier was constructed in late 1985 and is composed entirely of concrete.

3.0 REGULATORY COORDINATION

The California Department of Toxic Substances Control (DTSC), the California Regional Water Quality Control Board, and the U.S. Environmental Protection Agency (EPA) were notified at the initiation of the SSEBS and this FOSL and were provided with draft versions of the documents to facilitate their consultative role in developing the documents. Regulatory comments received during the FOSL development have been reviewed, addressed, or incorporated into the document as appropriate. A scoping meeting was conducted between the Navy and the regulatory agencies on March 19, 1997, before the SSEBS was conducted and before the FOSL was prepared.

4.0 NATIONAL ENVIRONMENTAL POLICY ACT COMPLIANCE

In accordance with the requirements of the National Environmental Policy Act (NEPA) and the Navy's Environmental and Natural Resources Program Manual (OPNAVINST 5090.1B), a NEPA document shall accompany this FOSL.

5.0 ENVIRONMENTAL CONDITION OF THE PROPERTY

Parcel T119 in Reuse Zone 2C is classified as environmental condition of property (ECP) area type 7 due to the potential sediment contamination under the pier. ECP area type 7 identifies areas that require further evaluation. Based on this ECP classification, Parcel T119 is not eligible for transfer at this time, but is eligible for lease.

6.0 LEASE NOTIFICATIONS AND RESTRICTIONS

The environmental documents listed in Section 1.b of this FOSL were evaluated to identify environmental factors that require specific restrictions under the lease to preclude threats to human health or the environment, or that require notification to the lessee. The factors that were considered are listed in the table at the end of this FOSL. The factors that require either restrictions or notification are also identified in the table and are discussed in Sections 6.1 and 6.2. The Navy has determined that the remaining factors listed in the table pose no significant threat to human health or the environment and, therefore, require neither restrictions in the lease nor notifications to the lessee. All lease restrictions must also be made part of all subleases within Zone 2C, and all references to lessees and leases in this document also include all authorized sublessees and subleases.

The following standard notification is applied throughout NAVSTA TI:

The Navy and recognized regulatory agencies will be allowed unrestricted access to the leased property to conduct investigations and surveys, collect samples, perform remediation, remove fuel lines, access monitoring wells, or engage in other activities associated with the removal of fuel lines, IR, and other environmental programs.

The following standard lease restrictions are applied throughout NAVSTA TI:

The lessee shall not interfere with the ongoing IR and other environmental program activities at adjacent parcels. The lessee will be prohibited from damaging any existing or future groundwater monitoring wells, and will be responsible for any damage done to these wells.

The lessee will be restricted from conducting excavation, drilling, or other ground-disturbing activities, other than minor repairs of the pavement without prior written Navy approval and Navy coordination with applicable federal and state regulatory agencies, as necessary. This lease restriction will not apply to routine landscaping activities.

Use of groundwater at NAVSTA TI is prohibited. The lessee will be prohibited from installing any groundwater wells or otherwise using groundwater at the subject property. The lessee shall not damage

any future groundwater monitoring wells. The lessee will be responsible for any damage it causes to the wells.

6.1 OTHER ENVIRONMENTAL FACTORS

The sediments beneath Pier 1 on Parcel T119 may potentially be contaminated. Sediment sampling has been conducted for the offshore operable unit. However, the data are not yet available.

Notification. For the purposes of this lease, no notifications are required with respect to other environmental factors.

Restriction. The lessee will be prohibited from dredging or otherwise disturbing sediments beneath the pier at Reuse Zone 2C. Routine maintenance of the piers shall not be prohibited under this restriction.

6.2 HAZARDOUS WASTE MANAGEMENT (BY LESSEE)

The lessee is not anticipated to use any regulated quantities of hazardous materials on the property.

Notification. For the purposes of this lease, no notifications are required with respect to hazardous waste management.

Restriction. The lessee will be required through the lease to comply with all applicable laws and regulations pertaining to the use, treatment, storage, disposal, and transport of hazardous materials.

7.0 SUMMARY OF LEASE RESTRICTIONS

Parcel T119 may be used pursuant to the proposed lease, with the following specified use restrictions in the lease:

- a) The lessee will be required through the lease to comply with all applicable laws and regulations pertaining to the use, treatment, storage, disposal, and transport of hazardous materials.
- b) The lessee shall not interfere with the ongoing IR and other environmental program activities at adjacent parcels. The lessee will be prohibited from damaging any future

groundwater monitoring wells, and will be responsible for any damage done to these wells.

- c) The lessee will be restricted from conducting excavation, drilling, or other ground-disturbing activities other than minor repairs of the pavement at Reuse Zone 2C without prior written Navy approval and Navy coordination with applicable federal and state regulatory agencies, as necessary. This lease restriction will not apply to routine landscaping activities.
- d) Use of groundwater at NAVSTA TI is prohibited. The lessee will be prohibited from installing any groundwater wells or otherwise using groundwater at the subject property. The lessee shall not damage any future groundwater monitoring wells. The lessee will be responsible for any damage it causes to the wells.
- e) The lessee will not dredge or otherwise disturb the sediments beneath the pier at the subject property. However, this restriction shall not preclude any required routine maintenance.
- f) The lessee will be responsible for obtaining all necessary permits and licenses for their own operation. Any violation of permit conditions will be grounds to require the lessee to cease operations or to terminate the lease.
- g) Uses by the lessee are limited to a type and nature described in the lease document.

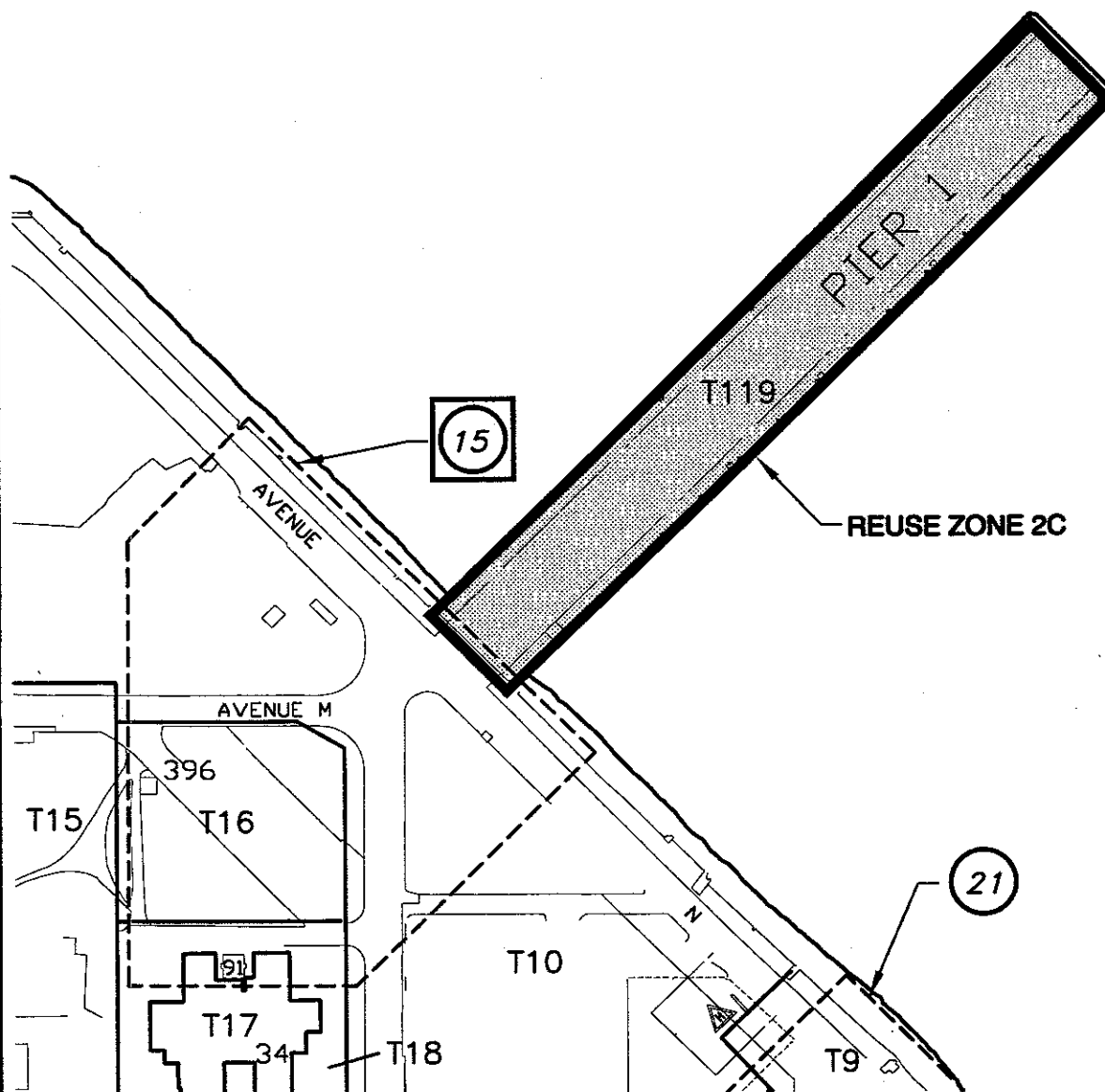
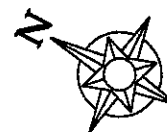
8.0 FINDING OF SUITABILITY TO LEASE

Based on the foregoing information and analysis, I find that the subject property (as identified in Section 2.0) is suitable to lease and may be used pursuant to the proposed lease, with the specified use restrictions in the lease, with acceptable risk to human health or the environment, and without interference with the environmental restoration process.

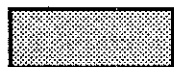
Date

ERNEST R. HUNTER
CAPTAIN, CEC, USN
Commanding Officer
Engineering Field Activity, West
Naval Facilities Engineering Command

FIGURE



LEGEND



REUSE ZONE 2C

(21)

LOCATION OF
IR SITES

(15)

LOCATION OF
PETROLEUM SITES

T16

PARCEL NUMBER

——

PARCEL BOUNDARY

- - - -

APPROXIMATE IR OR
PETROLEUM SITE BOUNDARY



INSTALLATION RESTORATION (IR)/PETROLEUM SITES

- 15 OLD FUEL FARM
- 21 VESSEL WASTE OIL RECOVERY

FIGURE 1
NAVAL STATION TREASURE ISLAND
REUSE ZONE 2C

TABLE

TABLE
ENVIRONMENTAL FACTORS AND RESOURCES CONSIDERED
FOR REUSE ZONE 2C

Environmental Factors Considered	Lease Restriction or Notification Required?
Hazardous Substances (Notification)	No
Installation Restoration (IR) Program and Areas of Concern	No
Medical/Biohazardous Wastes	No
Oil/Water Separators	No
Unexploded Ordnance	No
Petroleum Products and Derivatives	No
Radioactive & Mixed Wastes	No
Storage Tanks	No
Other Environmental Factors	Yes
Asbestos	No
Drinking Water Quality	No
Indoor Air Quality	No
Lead-Based Paint (High-Priority Facilities)	No
Lead-Based Paint (Low-Priority Facilities)	No
Polychlorinated Biphenyls	No
Radon	No
Air Conformity/Air Permits	No
Energy (Utilities such as Natural Gas, Electric, and Coal)	No
Flood Plains	No
Hazardous Waste Management (By Lessee)	Yes
Historic Property (Archeological/Native American, Paleontological)	No
Occupational Safety and Health Administration	No
Outdoor Air Quality	No
Prime/Unique Farmlands	No
Sanitary Sewer Systems (Wastewater)	No
Sensitive Habitat	No
Septic Tanks (Wastewater)	No
Solid Wastes	No
Threatened/Endangered Species	No
Transportation	No
Wetlands	No